003.0	0005	0021.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,200 /	961,200
					USE VALUE:	961,200 /	961,200
					ASSESSED:	961,200 /	961,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVELLE JOHN F ETAL
Owner 2:	HANNON MARY B
Owner 3:	
Street 1:	60 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,964 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3328 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4964.000	500,500	5,600	455,100	961,200
Total Card	0.114	500,500	5,600	455,100	961,200
Total Parcel	0.114	500,500	5,600	455,100	961,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.87 | /Parcel: 288.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 3481
GIS Ref:
GIS Ref:
Insp Date: 08/31/17

!347!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	500,600	5600	4,964.	455,100	961,300	961,300	Year End Roll	12/18/2019
2019	104	FV	387,200	5600	4,964.	483,600	876,400	876,400	Year End Roll	1/3/2019
2018	104	FV	387,200	5600	4,964.	352,700	745,500	745,500	Year End Roll	12/20/2017
2017	104	FV	363,300	5600	4,964.	307,200	676,100	676,100	Year End Roll	1/3/2017
2016	104	FV	363,300	5600	4,964.	261,700	630,600	630,600	Year End	1/4/2016
2015	104	FV	323,800	5600	4,964.	256,000	585,400	585,400	Year End Roll	12/11/2014
2014	104	FV	323,800	5600	4,964.	210,500	539,900	539,900	Year End Roll	12/16/2013
2013	104	FV	336,900	5600	4,964.	200,300	542,800	542,800		12/13/2012

PRINT

Date	Time
12/10/20	16:09:39

LAST REV

Date	Time
09/12/17	11:12:47

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11582-316		10/4/1968			No	No		N

USER DEFINED

Prior Id # 1:	3481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/21/2009	Measured	189	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4964		Sq. Ft.	Site		0	80.	1.15	1									455,135						455,100	

Total AC/HA: 0.11396 | Total SF/SM: 4964 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,135 | Spl Credit | Total: 455,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98990101
Adj $ / SQ:	189.701
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680089
Depreciation:	179543
Depreciated Total:	500545

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

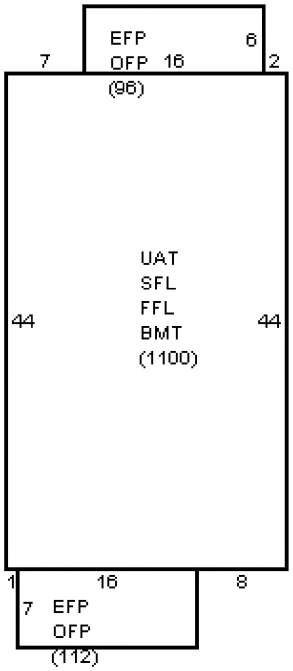
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.70
Special Features:	0	Val/Su Net:	125.41
Final Total:	500500	Val/Su SzAd	227.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	90.200	99,223
FFL	First Floor	1,100	189.700	208,671
SFL	Second Floor	1,100	189.700	208,671
UAT	Upper Attic	275	104.340	28,692
EFP	Enclos Porch	208	39.910	8,301
OFP	Open Porch	208	24.190	5,031

Net Sketched Area:	3,991			Total:	558,589
Size Ad	2200	Gross Are	4816	FinArea	3328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	
UAT	100	FLA	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1930	21.93	T	40	104			4,700			4,700
19	Patio	D	Y	1	20X25	A	AV	1960	3.00	T	40.8	104			900			900

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc